

# KELLY AIR PARK PLAT AMENDMENT IV

## PART OF SECTION 35, T. 9 S, R. 65 W, 6TH P.M. COUNTY OF ELBERT, STATE OF COLORADO

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	85.00'	66.76'	35.21'	45°00'00"
2	85.00'	133.52'	85.00'	90°00'00"
3	77.41'	131.73'	88.27'	97°30'00"
4	190.00'	91.19'	46.49'	27°30'00"
5	120.00'	70.16'	36.12'	33°30'00"
6	200.00'	48.97'	24.61'	14°01'42"
7	160.92'	245.73'	154.02'	87°29'28"
8	475.00'	551.07'	311.26'	66°28'18"
9	385.92'	461.39'	262.76'	68°30'00"
10	455.61'	302.18'	156.88'	38°00'00"
11	985.00'	1289.36'	755.82'	75°00'00"
12	1358.78'	883.62'	458.07'	37°15'25"



**GENERAL NOTES:**

- ALL LOTS, RIGHTS-OF-WAY AND EASEMENTS, EXCEPT LOTS 20 THROUGH 24, REMAIN AS PLATTED IN "BLACK FOREST GLIDER PARK" AS RECORDED ON AUGUST 14, 1987, IN BOOK 9 AT PAGE 82 OF THE ELBERT COUNTY PLAT RECORDS.
- ALL LOT LINE EASEMENTS ARE 20' WIDE UTILITY AND DRAINAGE EASEMENTS, UNLESS OTHERWISE NOTED.
- ALL ROADSIDE EASEMENTS ARE 20' WIDE UTILITY, SNOW STORAGE AND MAINTENANCE EASEMENTS, ON BOTH SIDES OF ALL INTERIOR ROADS.
- THERE IS AN EXISTING MOUNTAIN VIEW ELECTRIC CO. EASEMENT ON THE ENTIRE PARCEL AS RECORDED IN BOOK 353, PAGE 793 OF THE ELBERT COUNTY RECORDS.
- THE COLORADO GEOLOGICAL SURVEY HAS DETERMINED THERE IS A POTENTIAL OF RADON GAS IN THIS AREA AND ADVISES APPROPRIATE TESTING BE DONE.
- DUE TO LOCALIZED SHALLOW BEDROCK, SOME LOTS REQUIRE AN ENGINEERED SEPTIC SYSTEM.
- NO BUILDINGS ARE TO BE CONSTRUCTED WITHIN ANY EASEMENTS OR WITHIN RUNWAY SETBACKS.
- IF AT ANY TIME, OR FOR ANY REASON, OWNERSHIP OF THE COMMON AREA PASSES TO ELBERT COUNTY, IT WILL NOT BE SUBJECT TO ANY RESTRICTIONS CONTAINED IN THE COVENANTS OR DEVELOPMENT GUIDE.
- ALL BEARINGS ARE BASED ON THE WEST LINE OF SECTION 35, BEING N00°00'00"E. THE BASIS OF BEARINGS.
- LOT AND TRACT CORNERS FALLING WITHIN ROAD RIGHT-OF-WAY EASEMENT SHALL BE MONUMENTED (WITNESS MONUMENTS) AT THE INTERSECTION OF SAID ROAD R.O.W. EASEMENT LINE AND THE LOT OR TRACT LINE. CORNER LOTS SHALL BE MONUMENTED AT ROAD R.O.W. EASEMENT INTERSECTIONS AND AT CURVE POINTS OF SAID R.O.W. EASEMENT.
- LOTS 1 AND 2 ARE NOT CONTIGUOUS TO TRACT A, BUT HAVE DIRECT RUNWAY ACCESS VIA A 70' WIDE ACCESS EASEMENT.
- AMENDMENT III CHANGED THE ZONING OF LOT 1 FROM COMMERCIAL TO RESIDENTIAL AND AMENDED THE "GENERAL NOTE #3", PER RESOLUTION 02-67, RECORDED 06/26/02, IN BOOK 631 AT PAGE 9, ELBERT COUNTY RECORDS. ALL LOTS, EASEMENTS, ROAD RIGHT-OF-WAYS, DIMENSIONS, ETC. ARE PER THE PLAT OF KELLY AIR PARK AMENDMENT II, RECORDED IN PLAT BOOK II, AT PAGE 10, ELBERT COUNTY RECORDS.
- AMENDMENT IV VACATES AN ACCESS EASEMENT BETWEEN LOTS 45 AND 47 AS WELL AS AN ACCESS EASEMENT THAT RAN ON THE SOUTH SIDE OF LOT 48. IT THEN ADDS A 70 FOOT ACCESS EASEMENT BETWEEN LOTS 47 AND 48 AND RE-ESTABLISHES WHAT HAD BEEN NOTE 10 ON AMENDMENT II AS NOTE 11 WITH THE APPROPRIATE WORD CHANGES DRIVEN BY THE CHANGES TO THE AFORE MENTIONED 70 FOOT ACCESS EASEMENTS.